

**TROY BOARD OF COMMISSIONERS
REGULAR MONTHLY MEETING
MONDAY, FEBRUARY 1, 2021, 5:00 PM**

The Town of Troy Board of Commissioners met in the Board Room of the Troy Town Hall with Mayor Craig Jones presiding.

BOARD MEMBERS PRESENT: Mayor Jones, Mayor Pro Tem Bruce Hamilton, Commissioners Kayren Brantley, Angela Elkins, Wallace Jones and Damon Prince.

BOARD MEMBERS ABSENT: No one was absent.

TOWN STAFF PRESENT: Manager Greg Zephir, Clerk/Finance Officer Cathy Maness and Police Chief James Atkins.

MEDIA PRESENT: Tammy Dunn with the Montgomery Herald.

OTHERS PRESENT: Richard Flowe and Tom Weitnauer with N-Focus, County Commissioner Dana Dawson and Montgomery County Sheriff candidate Pete Herron.

CALL TO ORDER, INVOCATION AND PLEDGE OF ALLEGIANCE: Mayor Jones called the meeting to order and Mayor Pro Tem Hamilton gave the invocation. Mayor Jones led the Pledge of Allegiance to the flag.

WELCOME AND SPECIAL RECOGNITIONS: Mayor Jones welcomed everyone to the meeting.

PUBLIC FORUM: Mr. Pete Herron introduced himself to the Board as a candidate for Montgomery County Sheriff and gave a brief description of his background. Mayor Jones thanked Mr. Herron for coming.

MINUTES of November meeting were approved as written on motion by Comm. Prince and second by Comm. Elkins. All voted approval.

PUBLIC HEARINGS:

A. - CDBG CLOSEOUT PUBLIC HEARING – 16-I-2929: Mayor Jones opened the public hearing for comments and Mgr. Zephir presented the Final Report for CDBG-I Project # 16-I-2929 as follows:

FINAL REPORT Town of Troy CDBG-I Project # 16-I-2929 Phase 2 Water and Sewer Replacement Project

1. PROJECT SUMMARY

The Town of Troy CDBG-I Project 16-I-2929 Phase 2 Water and Sewer Replacement Project consists of the replacement of the existing water distribution system and wastewater collection system serving numerous streets in the southern part of Troy just east of S. Main Street including Pearl Street, Williams Street, Russell Street, and Barnhill Street. The sewer collection system within the defined project area consists of 8-inch vitrified clay pipe (VCP) and acts as a significant source of I/I. The project was anticipated to include a total of approximately 1,500 linear feet of 6-inch PVC and DIP water lines and related appurtenances and construction of approximately 1,700 LF of 8-inch PVC and DIP gravity sewer lines and related appurtenances. With the changes as described below the following work was completed.

- 1,464 linear feet of 6" PVC water pipe and 115 linear feet of 6" DIP water pipe installed
- 1,292 linear feet of 8" PVC gravity sewer pipe and 409 linear feet of 8" DIP gravity sewer pipe installed
- 10 Precast Concrete Manholes installed
- 31 Sewer service connections replaced, including new saddles and clean-out assemblies

This project benefited approximately 65 low-moderate income people totaling 87.38% LMI.

2. CHANGES TO THE PROJECT

The project was bid on March 5, 2019 and came in slightly over budget. McGill associates worked with Withers Ravenel and the North Carolina DEQ Division of Water Infrastructure to secure additional funding for the Town to complete the work without any modifications to the scope. The additional grant (14-I-3067) was received to cover the remaining costs of the project. The Bid Price of the low bidder SKC Inc. was \$592,910.75.

There were three change orders issued for the project. The first change order was to complete award and create Division A for the 16-I-2929 grant and Division B for the 14-I-3067 grant. This change order also authorized the contractor to proceed with the work under Division B that was awarded pending the funding approval.

The second change order included changes to a few items. The Town requested to utilize an alternate hydrant manufacturer consistent with Town standards, so the hydrant manufacturer was changed from American Flow Control to Mueller, causing an increase of \$471.72. An increase of \$6,000.00 was required to remove unsuitable backfill, haul off site and replace with suitable material. Lastly, an increase of \$2,427.45 was added due to changes in quantities. In total, the second change order resulted in an increase of \$8,899.17.

The third change order was the final adjustment to the Contract Price, involving additional project work items and unit price line-item adjustments resulting in an increase of \$21,309.08 to the contract. These adjustments include the additional length for sewer service replacements and an additional manhole and additional sewer line length to reduce sewer lateral length required to serve existing customers in the project area.

The final Contract Price for Division A for Grant 16-I-2929 was \$517,119.80.

No one was present with comments and the Public Hearing was closed.

B. -CDBG CLOSEOUT PUBLIC HEARING – 14-I-3067: Mayor Jones opened the public hearing for comments and Mgr. Zephir presented the Final Report for CDBG-I Project # 1r-I-3067 as follows:

FINAL REPORT Town of Troy CDBG-I Project # 14-I-3067 Phase 2 Water and Sewer Replacement Overrun Project

1. PROJECT SUMMARY

The Town of Troy CDBG-I Project 14-I-3067 Phase 2 Water and Sewer Replacement Project was an amendment to the 16-I-2929 and consists of asphalt road repair and manhole abandonments to support the improvements completed by 16-I-2929 including the replacement of the existing water distribution system and wastewater collection system serving numerous streets in the southern part of Troy just east of S. Main Street including Pearl Street, Williams Street, Russell Street, and Barnhill Street. Work completed under this project includes:

- Demolish/Abandon six (6) manholes replaced by the project.
- 1258.26 LF Asphalt Road Repair

This project benefited approximately 65 low-moderate income people totaling 87.38% LMI.

2. CHANGES TO THE PROJECT

The 16-I-2929 project was bid on March 5, 2019 and came in slightly over budget. McGill associates worked with Withers Ravenel and the North Carolina DEQ Division of Water Infrastructure to secure additional funding for the Town to complete the work without any modifications to the scope. The additional grant (14-I-3067) was received to cover the remaining costs of the project. The Bid Price of the low bidder SKC Inc. was \$592,910.75.

There were three change orders issued for the project. The first change order was to complete award and create Division A for the 16-I-2929 grant and Division B for the 14-I-3067 grant. This change order also authorized the contractor to proceed with the work under Division B that was awarded pending the funding approval. This work includes Bid Item 20 Asphalt Road Repair and Bid Item 12 Demolish/Abandon Existing Manhole.

Change Order 2 did not affect Division B for the 14-I-3067 funds. Change Order 3 was a final adjusting change order to increase quantities for asphalt road repair due to additional repairs required for adjustments the sewer layout. The final Contract Price for Division B was \$106,660.80.

3. PROJECT COMPLETION

4. ENGINEER'S CERTIFICATE

No one was present with comments and the public hearing was closed.

C. COMPREHENSIVE LAND USE PLAN PROPOSAL: Mayor Jones opened the public hearing for comments on the proposed Comprehensive Land Use Plan. No one was present with comments and the public hearing was closed. Motion was made by Comm. Elkins with second by Mayor Pro Tem Hamilton to approve the Comprehensive Land Use Plan as presented. All voted approval.

CONSENT AGENDA:

- 1. REQUEST FOR APPROVAL TO SUBMIT NCDOI – 50/50 GRANT:** The fire department is requesting the board's approval to submit the application for funding via the 2021 Department of Insurance grant. This a 50/50 grant with 50% of the funding coming from the Department of Insurance and the remaining 50% being locally funded. The local funds that would be used as a match would come from the county fire funds that the town receives. The application would seek funding for communication equipment, including truck radios, eight (8) individual radios, and six (6) pagers. The total cost is \$60,000 with the grant application requesting \$30,000.
- 2. REQUEST FOR APPROVAL OF THE PERSONNEL POLICY:** The town manager is requesting the board's approval of the proposed personnel policy. The majority of the policy remains the same, however, in coordination with the towns human resources consultant, changes that are included are a whistleblower policy, harassment policy, tobacco policy, and discipline procedures. Any wording that is required due to federal and state mandates is also included.
- 3. REQUEST FOR APPROVAL OF A FAÇADE GRANT APPLICATION – RANDY BRITT:** The Main Street Committee is recommending approval of a façade grant application from Mr. Randy Britt. Mr. Britt is wanting to replace the awning on the building that houses the new antique store located near the former town hall. The grant would reimburse Mr. Britt up to \$1,000 if Mr. Britt spends and validates at least \$2,000 in expenditures.
- 4. REQUEST APPROVAL TO SET PUBLIC HEARING FOR TOWN'S ZONING UPDATE:** The town manager is requesting approval to set the required public hearing to receive public input as it pertains to the proposed town wide zoning update project. The requested public hearing would be scheduled for March 1st, 2021 at 5:00 p.m.

--Comm. Prince asked if the Fire Grant covers enough pagers for additional firemen. Mgr. Zephir stated these are backups and upgrade radios.

--Mgr. Zephir stated the Personnel Policy will have a couple additional policies not yet included to cover social media and attendance.

Motion by Comm. Elkins with second by Comm. Brantley, to approve the Consent Agenda as presented. All voted approval.

MANAGER'S REPORT:

- Staff has been working, during the last several weeks, with the Economic Development Committee on the town's property as it pertains to getting the environmental studies done and the geotechnical work (which test soil, compaction, etc.). This work will allow the property to be more marketable, especially with the increased number of calls the town has been getting from developers.
- During the last several weeks the fire department has been preparing for its insurance rating review by the Office of the State Fire Marshall. The town did receive notification that the town's fire department passed the inspection and that the town should receive the new fire rating within the next couple of weeks. This is a credit to the volunteers giving up their time for paperwork and training.
- Since the pandemic, the senior center staff has been innovative in trying to keep those that participate as engaged and as active as possible. Theresa Thomas and her colleagues are working on new virtual programs to complement the programs that she already has been doing. The senior center has received funding to purchase IPADS and Android tablets to be loaned out to seniors for those that do not have virtual capabilities. These programs will begin later this month.
- Public works during the last two (2) weeks have been working on renovating some of the town's park areas. The town's Denson's Creek and Nature Preserve trail systems have been cleaned, along with the small bridge replacement on the trail around the pond. In addition to this, the crews have also begun making the repairs on the pier at the nature preserve. Within the next week public works will begin taking out the older play structures at Blair Park in anticipation of the upgrades to this area. The work on the new inclusive playground will begin on or around the 15th of February with a grand opening scheduled for around the first of April. In conjunction with this work new recreational signage is being completed with the hopes of having them installed during the month of February. The goal is to ensure that all recreational areas within the town have the same style and look.
- The town's planning director and code enforcer has been making progress on cleaning up some of the dilapidated properties throughout the town. While there is still a little more work to do, the property on West Roswell Street has been significantly cleaned. The director has made contact with the owners of the property on Crouch Street that has refuse to ensure that this gets cleaned within the next month. An inventory of remaining properties throughout the town has been completed with each one to be attended to.
- The main street committee has been meeting to finalize the annual plans for the upcoming year along with finalizing the plans (tentatively) for the upcoming events. The opening performance along with the scheduled Grand Opening of the new park will take place on Good Friday, April 2nd.
- **DATES TO REMEMBER:** No scheduled events for the month of February

Mayor Pro Tem Hamilton stated Chief Huntley is well please with the number of volunteers the Fire Department currently has. Comm. Prince stated all of the volunteers appear to be good quality. The Dept. of Insurance is making training harder for volunteers and asked if we could get someone here from that office to discuss this problem. Mgr. Zephir suggested having our legislators here as well.

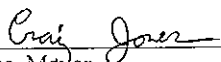
Mayor Jones asked about the clean up on West Roswell Street. Mgr. Zephir stated that for the most part, West Roswell has been cleaned up. Working on getting the Dennis Street property cleaned up now.

Mayor Jones asked about the fountain problem in the Miss Ada's walkway. Mgr. Zephir stated when the rocks were repaired, it caused some issues with the fountain causing leaks. We are getting this looked at.

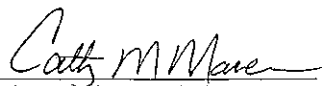
Comm. Jones asked about the Byrd Street trash problems. Mgr. Zephir stated the letter went out today. We go after the problems we see or from complaints we receive.

The meeting recessed until 5:00 PM, February 8, 2021 at 8:00 AM for the annual budget retreat.

Respectively submitted,



Craig Jones, Mayor



Cathy M. Maness, Clerk